Fayette County Engineering Department
140 Stonewall Avenue West, Suite 203, Fayetteville, GA 30214
(770) 460-5730 ext 5410

Subdivision Construction Drawing Checklist

(Amended 12/2003)

PROJECT: _____

APPLICANT: _____

A. BACKGROUND INFORMATION ON PLANS

_____ 1. Approved by EMS ? Date: _____

_____ 2. Preliminary plat approved ? Date: _____

_____ 3. Provide initial and/or revision date.

_____ 4. Provide name and location of the subdivision (including land lot and district).

_____ 5. Show present and proposed zoning.

_____ 6. Provide name, address, and telephone number of developer/owner and applicant.

_____ 7. Provide name, address, telephone number, seal, and certification of design professional preparing plan.

B. PLAN SHEET

_____ 8. Show proposed and existing R/W lines and lot lines

_____ 9. Show all existing and proposed street names.

_____ 10. Show proposed (bold, solid line) and existing (dashed line) contours at 2' intervals.

_____ 11. Show centerline stationing at even 100' and stationing at PC, PT, and centerline intersection of streets.

_____ 12. Give centerline curve data for proposed streets (to include delta, radius, arc, chord and tangent).

_____ 13. Give radius for all curb returns to face of curb.

_____ 14. Show pavement, C&G and R/W widths if no typical section.

_____ 15. Show all proposed and existing storm sewers.

_____ 16. Show north arrow on each street.

_____ 17. Show location and type of traffic signage with note: ALL SIGNAGE TO CONFORM TO THE STANDARDS GIVEN IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (specifications for signs to be given on drawing).

_____ 18. Show width and length of decel / accel lanes.

C. PROFILE SHEETS

_____ 19. Show centerline profile of all street with % grade, PVC, PVT, PVI and low point elevations

_____ 20. Show centerline profile of all storm sewers with structure number, % grade, size and material

_____ 21. Show centerline profile of all stream relocations

_____ 22. Show centerline profile of existing streets 200’ beyond construction limits or 300’ right and left of the new intersection

_____ 23. Show catch basin and pipe invert and top elevations

_____ 24. Show existing and proposed ground surface over centerline of pipes.

_____ 25. Show 100 year Hydraulic Grade Line (HGL)

_____ 26. Show length of vertical curves

D. DETAIL SHEET(S)

_____ 27. Show dam detail.

_____ 28. Provide control structure details (weirs, retrofits, etc.)

_____ 29. Show ditch or channel x-section with min. depth of flow needed

_____ 30. Provide typical section of right-of-way with pavement design (shoulder widths, slopes, etc.)

_____ 31. Provide typical section of C&G (no roll-back allowed)

_____ 32.

_____ 33. Show drainage structure details (headwalls, yard drains, lateral subdrains etc.)

_____ 34. Provide pipe construction details (bedding class, pipe gage, backfill methods, etc.)

_____ 35.

_____ 36. Show road sub-grade fill details (compaction specs, maximum lift thickness, etc.)

E. DESIGN STANDARDS

_____ 37. Provide minimum “k” values: 26 for sag and 12 for crest vertical curves

_____ 38. Minimum tangent between reverse horizontal curves = 50’ with no superelevation.

_____ 39. Minimum radius for horizontal curve = 170’ (25 mph)

_____ 40. Minimum horizontal curve radius for dead ends and loops = 125’

_____ 41. Maximum grade on street centerline = 15% with C&G
_____ 42. Maximum grade on street centerline = 10% w/o C&G
_____ 43. Minimum grade on street centerline = 1%

_____ 44. Pipe outfalls to extend at least 30’ behind front building line or to 100 year flood plain – whichever is less unless approved by the County Engineer

_____ 45. Show local street pavement width = 24’
Show curb and Gutter for S/D where lot size is less than 5 Acres (no roll-back allowed).

_____ 46. Minimum curb return radius = 20’

_____ 47. Deceleration lanes - 45 mph = 120’ length with 50’ taper
55 mph = 200’ length with 50’ taper

_____ 48. All pipes to be RCP under road & in applications to create buildable lots, asphalt coated CMP everywhere else 18” OR GREATER.

_____ 49. Show distance between access for storm drain or inlets <500’

_____ 50. Show cul-de-sacs: 60’ R/W radius, pavement 40’

_____ 51. Maximum change in grade without VC = 1.0

_____ 52. Avoid steep grades and sharp crest VC near intersections

_____ 53. MFFE for lots is 3.0 ft above 100 – year elevation

_____ 54. Ditches must be designed to 100 –yr capacity & 25-yr velocity protection. Outlet velocity should be less than or equal to 4.0 ft/ sec or provide energy dissipater

F. HYDROLOGY / HYDRAULICS

_____ 55. Check for upstream and downstream sensitivity.

_____ 56. Check for offsite drainage potential.

_____ 57. Check for downstream controls that warrant restriction.

_____ 58. Check pipe systems to ensure safety from flooding conditions.

_____ 59. Check road overtopping due to backwater from culverts (100-yr design storm, no over topping road)

_____ 60. Check for adequate inlet capacity (85% of 25 yr storm must be intercepted without exceeding ½ of travel lane)

_____ 61. Check adequacy of t_c , "C" factors, and drainage areas. Only SCS method is allowed for detention pond design

_____ 62. Check that developed stormwater condition < = 80% of pre-developed for 25, 50, and 100 year storms.

_____ 63. Detention is required for 2, 5, 10, 50, and 100 year storm events

TREE PROTECTION

_____ 64. Check for compliance with approved tree plan. Are specimen trees protected outside of critical root zone? Is there a tree fence detail?

H. EROSION AND SEDIMENT CONTROL PLAN

_____ 65. Delineate all state waters located on or within 200 feet of the project site. Provide statement if none.

_____ 66. Show location of erosion and sediment practices using uniform coding symbols from the Manual for Erosion and Sediment Control in Georgia, Chapter 6, with legend.

_____ 67. Delineate 25-foot undisturbed buffers of state waters. Clearly note area of impact.

_____ 68. Delineate all wetlands and provide regulatory documentation permitting any proposed impacts. Provide statement if none.

_____ 69. Include Soil Series and their delineation.

_____ 70. Describe adjacent areas – neighboring areas such as streams, lakes, residential areas,

etc., which might be affected.

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_____ 71. Note total and disturbed acreage of the project or phase under construction. Delineate area of disturbance.

_____ 72. Provide detailed construction activity schedule – show anticipated starting and completion dates for project events, include vegetation and mulching timeline.

_____ 73. Provide 67 cubic yard per acre sediment storage. Include specific design information and calculations for all structural measures on site, such as temporary sediment basins, retrofitted detention ponds, and channels.

_____ 74. Stormwater structures – peak flow and velocity data.

_____ 75. Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates, and fertilizer, lime, and mulching rates. Vegetative plans shall be site specific for the appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

_____ 76. Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.

_____ 77. **"The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities."**

_____ 78. **"Erosion control measures will be maintained at all times. If full implementation on the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."**

_____ 79. **"All erosion control measures are to conform to the standards set forth in the Manual for Erosion and Sediment Control in Georgia, most recent edition."**

REVIEW COMMENTS:

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COUNTY ENGINEERING DEPARTMENT:

APPROVED _____ **RESUBMIT** _____
DATE: _____ **DATE:** _____

APPROVED _____ **RESUBMIT** _____
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